



**Petition Number:** 1208-DP-08 & 1208-SIT-05 & 1208-SPP-03

**Subject Site Address:** Located at the northeast corner of 156<sup>th</sup> and Ditch Road

**Petitioner:** James K. Shinnenman, Weihe Engineers, Inc.

**Representative:** Kirk E. Grable, Barnes and Thornburg LLP

**Request:** Weihe Engineers, Inc. requests a Development Plan, Site Review, and Primary Plat Review for a new church building on approximately 9.44 acres in the Centennial North PUD.

**Current Zoning:** Centennial North PUD  
Underlying Zoning is SF-3

**Current Land Use:** Vacant

**Approximate Acreage:** Approximately 9.4 acres

**Zoning History:** Centennial North PUD (Ord. 11-33)

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Primary Plat
4. Site Plan
5. Petitioner's Plans
6. Elevation Renderings
7. Centennial North PUD (Ord. 11-33)

**Staff Reviewer:** Ryan Clark

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**Procedural**

- The public hearing for this petition was heard at the August 6<sup>th</sup>, 2012 Advisory Plan Commission (the "APC") meeting.
- Approval of a Primary Plat, Development Plan, and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district,



subdivision control ordinance or applicable PUD, any variances associated with the site, and any commitments associated with the site.

- The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioners.

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## **Project Overview**

### **Project Location**

The subject property is approximately 9.4 acres in size and is located on the northeast corner of 156<sup>th</sup> and Ditch Road (the "Property"). The Property is bound by Ditch Road to the west, agricultural property (Zoned Centennial North PUD) to the north and east, and 156<sup>th</sup> Street to the south.

### **Project Description**

The proposed development is for the platting, development plan, and site plan review for a new church building on approximately 9.4 acres within the existing Centennial North PUD (the "Project"). The proposed church building is approximately 12,365 square feet and includes two phases for future expansion. The buildings primary building materials are brick and cement board siding.

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## **Primary Plat Review**

### **WC 16.04.220 Procedures**

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
  - Subdivision name and location– COMPLIANT
  - Any street related to the subdivision – COMPLIANT
  - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – Not Applicable
  - Title, scale, north point and date – COMPLIANT
  - Land use adjacent to proposed subdivision and owners names - COMPLIANT
2. A primary plat prepared by a land surveyor or land planner showing:
  - Proposed name of the subdivision - COMPLIANT
  - Names and addresses of the owner, owners, land surveyor or land planner - COMPLIANT
  - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such



- streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data. – COMPLIANT
- Easements - locations, widths and purposes - COMPLIANT
  - Statement concerning the location and approximate size or capacity of utilities to be installed - COMPLIANT
  - Layout of lots, showing dimensions and numbers and square footage – COMPLIANT
  - Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes –COMPLIANT.
  - Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent - COMPLIANT
  - Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners - COMPLIANT
  - Building setback lines – COMPLIANT
  - Legend and notes - COMPLIANT
  - Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage - COMPLIANT
  - Other features or conditions which would affect the subdivision favorable or adversely – Not Applicable
  - Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used - COMPLIANT
  - A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land - COMPLIANT
  - A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
    - COMPLIANT
  - If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property - Not Applicable to the Petition
  - If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
    - COMPLIANT
  - If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. - Not Applicable to the Petition



## **WESTFIELD DEVELOPMENT REQUIREMENTS (WC 16.04.165 C)**

### **A. Zoning District Standards: Centennial North PUD Standards (Ord. 11-33)**

#### Section 4 Development Standards:

##### 4.1 General Regulations

- B. Maximum Building Height for a Church shall be forty-five (45) feet - COMPLIANT
- C. Church steeples, spires or bell towers shall be permitted to exceed the maximum Building Height – COMPLIANT
- D. The minimum setback lines for a Church from a road-right-of-way shall be one hundred (100) feet and for any side or rear yard of a Church shall be fifty (50) feet – COMPLIANT

##### 4.2 Off-Street Loading and Parking (use WC 16.04.120)

- E. Required Spaces – One parking space for each three seats (~370 seats) 124 spaces provided – COMPLIANT

##### 4.3 Landscaping and Screening

- F. Road Frontage Standards: Trees along perimeter roads shall not be required along detention pond or within gas line easement. – COMPLIANT
- G. Buffer Yard Requirements: No landscape buffer requirements for detention ponds that are adjacent to perimeter of Real Estate; internal to District along an institutional use's property line congruent with common area or open space of the residential subdivision; within the gas line easement. – COMPLIANT
  - a. 156<sup>th</sup> St- none required per detention pond
  - b. Ditch Rd- Type "B" Buffer
- H. Type B Buffer: The buffer shall be a minimum of thirty (30) feet in width and planted with a minimum of one (1) shade tree or evergreen tree per thirty (30) linear feet of buffer. At least 50% of the required planting shall be evergreen trees.
  - a. Ditch Rd – 410 linear feet/ shade (8) or evergreen trees (12- 60%) - COMPLIANT
- I. Plantings required to be in this buffer shall be credited toward on-site requirements

#### Open Space Standards

- J. An eight-foot (8') wide multi-use path, constructed in accordance with the City's Construction Standards, shall be installed within the Perimeter Road rights-of-way adjacent to the real estate.
  - COMPLIANT



2. An eight-foot (8') wide multi-use path, constructed in accordance with the City's Construction Standards, shall be installed within the District's Open Space from 156<sup>th</sup> St to 161<sup>st</sup> St, as generally illustrated on the Open Space Concept Plan.
  - COMPLIANT
3. Compliance with all applicable development standards of the zoning district in which real estate is located. – COMPLIANT

#### **WC 16.04.165 D Development Plan Review**

##### **1. Zoning District Standards**

- a. Single Family 3 (SF-3), WC 16.04.060, E

E1-E8. Applied through Centennial North PUD Ordinance, See Section 4.1

##### **2. Overlay District Standards**

##### **3. Subdivision Control Ordinance – See "Primary Plat Review" [Page 2]**

##### **4. Development Plan Review (WC 16.04.165)**

1. Any development for a use other than a Single Family Subdivision Development Use in a Residential District (AG-SF1, AG-SF-I, SF1, SF-A, SF2, SF3, SF4, SF5).

##### **a. Site Access and Site Circulation:**

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference; - COMPLIANT
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and, - COMPLIANT
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network. - COMPLIANT



Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield-Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

- b. Landscaping – See WC 16.06 et seq. – **See Sections 4.3(D,E,F,G)**
  - 1. Road Frontage Standards
    - a. 156<sup>th</sup> St- (See section 4.3 F)
    - b. Ditch Rd- at least one shade tree per forty (40) linear feet
      - i. 410 linear feet/11 shade trees required- COMPLIANT
  - 2. On-Site Standards
    - a. Institutional Uses
      - i. Shade Trees: 2 per acre/20 required – COMPLIANT
      - ii. Ornamental Trees: 3 per acre/30 required – COMPLIANT
      - iii. Shrubs: 10 per acre/100 required - COMPLIANT
  - 3. Buffer Yards Requirements
    - a. 156<sup>th</sup> ST- (see sections 4.3 H)
    - b. Ditch Rd- (see sections 4.3 E)
  - 4. Parking Area Landscaping
    - a. Number of parking spaces(50 or more), Percentage of vehicular use are to be landscaped (10%) – COMPLIANT
    - b. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island- COMPLIANT
- c. Lighting – See WC 16.07 et seq. - COMPLIANT
- d. Signs – See WC 16.08 et seq. -COMPLIANT
- e. Building Orientation. – COMPLIANT
- f. Building Materials. – Brick and cement board siding- COMPLIANT

## 5. Comprehensive Plan Compliance

*The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “Existing Suburban Residential”. The proposed project for a new church is permitted in the Centennial North PUD and generally complies with intent of “Existing Suburban Residential” policies.*

## 6. Street and Highway Access – COMPLIANT

## 7. Street and Highway Capacity – COMPLIANT

## 8. Utility Capacity – COMPLIANT



## 9. Traffic Circulation Compatibility – COMPLIANT

### **Public Policies**

#### **Comprehensive Plan-Feb 2007**

See Comprehensive Plan above under “Westfield Development Requirements (WC 16.04.165)”.

#### **Thoroughfare Plan-Feb 2007**

The subject property abuts right-of-way on 156<sup>th</sup> Street to the south and Ditch Road to the west. The Westfield Thoroughfare Plan roadway classification map identifies 156<sup>th</sup> Street as a Collector and Ditch Road as a Secondary Arterial. The recommended right-of-way for a Collector is fifty (50) foot half right-of-way, and the recommendation for a Secondary Arterial is sixty (60) foot half right-of-way. The right-of-way dedication and subsequent infrastructure improvements required to meet the recommendations of the Thoroughfare Plan will be made during the secondary platting stage.

#### **Parks & Recreation Master Plan-Dec 2007**

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community’s existing parks and trail systems. The Property is not within or adjacent to an existing park or trail. The submitted plans depict an eight (8) foot perimeter path along and 156<sup>th</sup> and Ditch Road. The plans also show a trail inside the Marathon Pipeline easement that is consistent with Centennial North Open Space Concept Plan.

#### **Water & Sewer System-Aug 2005**

The Westfield Water Master Plan map depicts the subject site as having water service available along the right-of-way of 161<sup>st</sup> Street. The Westfield Sewer Master Plan depicts the subject site as having sewer service available along the right-of-way of 156<sup>th</sup> Street.

### **Annexation**

The subject property is within the corporate boundary of the City of Westfield.

#### **Well Head Protection-Ord. 05-31**

The Property is not within a wellhead protection area.



**Staff Comments**

The submitted plans for 1208-DP-08 and 1208-SIT-05 & 1208-SPP-03 are fully compliant with the Centennial North PUD and with the Westfield-Washington Zoning Ordinance.

Staff recommends approving the petition with the following condition:

- That all necessary approvals and permits be obtained from the Westfield Public Works Department prior to the issuance of a building permit.